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COMMUNITY SERVICES DEPARTMENT
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December 27, 2018

Gabe Sevigny
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910
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Subject: Hunsinger Subdivision Final Plat Amendment (VR-18-014)

Good Afternoon Gabe,

The Planning Division of the Community Services Department has reviewed the Hunsinger Subdivision Final Plat Amendment development application and offers the following comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on January 9th, 2019.

The Hunsinger Subdivision is located in a county enclave situated at the southwest corner of the Otero Avenue and Old Ranch Road intersection. Lot 10, zoned RR-5 is presently occupied by a single-family residence while Lots K and L zoned RR-2.5 remain vacant. The applicant desires re-configuring three (3) residential lots of the Spring Crest subdivision approved in 1959 and totaling 16.27 acres into the (5) five lot Hunsinger Subdivision, an increase of (2) two residential lots.

The 2013 El Paso County Parks Master Plan does not identify any future parks or trails within the proposed subdivision, however the Fox Run Regional Park is 5.48 miles to the north, and the Black Forest Regional Park is 3.93 miles to the northeast. Multiple City facilities including Kathleen Marriage Park are also within close proximity to the proposed development. El Paso County Parks encourages the developer also coordinate with the City of Colorado Springs to ensure easements are in-place if future City park or trail improvements and infrastructure are envisioned.

Parks staff also recommends fees in lieu of land for regional park purposes in the amount of \$2,150 as shown on the attached Subdivision Review Form.

***Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners approval of the Hunsinger Subdivision Final Plat Amendment (VR-18-014) with the following condition: Payment in the amount of \$2,150 to El Paso County for regional park fees in lieu of land dedication.

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If you have any questions or concerns, please contact me directly at your earliest convenience.

Respectfully,

Paul P Whalen, AICP, RLA
Landscape Architect
Planning Division
Community Services Department